



COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, October 5th, 2011
10:00 AM
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

Handwritten signature
10/5/11

BOARD MEMBERS:

Sam Buchanan
Wendy Vann Roach
Robert West, Chair
Norris Fletcher
Gyna Bivens
Michael Wellbaum
James Hill
Ronald Shearer (Alternate)
Johanna McCully-Bonner, Vice Chair
Marlene Beckman

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I. 9:00 A.M. WORK SESSION

Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 10:00 A.M. PUBLIC HEARING

Council Chamber

A. Approval of Minutes of August 3rd 2011 Hearing

APPROVED
8-0-1

B. Approval of Minutes of September 7th 2011 Hearing

APPROVED
8-0-1

C. Cases on Today's Agenda

III. 12:00 P.M. LUNCH AND STAFF BRIEFING

Pre-Council Chamber

A. Annual Report Review

IV. 1:00 P.M. CONTINUATION OF PUBLIC HEARING

Council Chamber

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



A. Continued Cases:

1. BAC-11-103

Fort Worth ISD by Harold Hieb
1003 W. Cannon St.

CD9

- a. Request a **VARIANCE** in a "NS-T5 I" Near Southside District to permit the installation of a temporary metal portable building providing approximately one hundred (100) feet front yard setback where a maximum of twenty (20) feet front yard setback is allowed, excessive by approximately eighty (80) feet.

WITHDRAWN WITHOUT PREJUDICE 9/0

- b. Request a **VARIANCE** in a "NS-T5 I" Near Southside District to permit the installation of a temporary metal portable building of one (1) story in height where a minimum of two (2) story height building is allowed, deficient by one (1) story in height

WITHDRAWN WITHOUT PREJUDICE 9/0

2. BAC-11-104

Yasin Mawani by Faith Advertising
4140 Meadowbrook Dr.

CD8

- a. Request a **SPECIAL EXCEPTION** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an electronic changeable copy sign on a monument sign.

CONTINUED TO NOVEMBER 2, 2011 9/0

- b. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign providing approximately sixty three (63) square feet signage area where none is allowed.

CONTINUED TO NOVEMBER 2, 2011 9/0

- c. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign providing approximately six (6) feet in height where none is allowed.

CONTINUED TO NOVEMBER 2, 2011 9/0

- d. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign encroaching approximately fifteen (15) feet along north property line and ten (10) feet along east property line into the twenty (20) foot projected front yard setback, creating an approximate five (5) foot and ten (10) foot front yard setbacks along north and east property lines.

CONTINUED TO NOVEMBER 2, 2011 9/0

- e. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign providing zero (0) percent non-illuminated materials where a minimum of twenty five (25) percent non-illuminated materials similar to the building should be provided, deficient by twenty five (25) percent.

CONTINUED TO NOVEMBER 2, 2011 9/0



B. New Cases:

3. **BAC-11-105** **Great Commission Baptist Church by Randy T. Davis** **CD6**
7700 McCart Ave.
- a. Request a **SPECIAL EXCEPTION** in a "C/PD-2(E)" Medium Density Multifamily-Planned Development District to permit temporary outdoor amusement for a period of three (3) days from October 6-8, 2011. **STIPULATING TIME PERIOD FOR THE EVENT ON OCTOBER 7 AND 8, 2011 IS FROM 11:00 A.M. TO 10:00 P.M. AND ON OCTOBER 9, 2011 IS FROM 2:00 P.M. TO 10:00 P.M.**
- APPROVED 9/0**
4. **BAC-11-106** **NTP Point LLC by Tommy Bell** **CD2**
3409 N. Tarrant Pkwy.
- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of a non-illuminated monument sign encroaching approximately twenty (20) feet into the required twenty (20) foot front yard setback, creating an approximate zero (0) foot front yard setback.
- APPROVED 9/0**
5. **BAC-11-107** **3209 North Main Joint Venture by Jake Jordan** **CD2**
3209 N. Main St.
- a. Request a **VARIANCE** in a "FR" General Commercial Restricted District to permit commercial businesses providing ~~eighteen (18)~~ twenty-seven (27) parking spaces where a minimum of forty four (44) parking spaces are required, deficient by ~~twenty-six (26)~~ seventeen (17) parking spaces.
- APPROVED 9/0**
6. **BAC-11-108** **Yasin Mawani by Faith Advertising, Inc.** **CD8**
4140 Meadowbrook Dr.
- a. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of two attached illuminated signs where none is allowed.
- APPROVED 9/0**
7. **BAC-11-109** **Mary Sotelo by Tony Clark** **CD9**
1308 E. Bluff St.
- a. Request a **SPECIAL EXCEPTION** in a "D" High Density Multifamily District to permit the construction of an off-site auxiliary parking lot.
- APPROVED 9/0**
- b. Request a **VARIANCE** in a "D" High Density Multifamily District to permit the construction of an off-site auxiliary parking lot encroaching approximately twenty (20) feet into the twenty (20) foot projected front yard setback, creating an approximate zero (0) foot front yard setback.
- APPROVED 9/0**



8. **BAC-11-110** **UNT Health Science Center by Randy McGuffee** **CD7**
1000 Montgomery St.
- a. Request a **SPECIAL EXCEPTION** in a "PD-319" Planned Development District to permit a temporary outdoor amusement for a period of one (1) day on October 15th, 2011.
- APPROVED 8/0/1**
9. **BAC-11-111** **4443 River Oaks LP by Q-Tel, LLC- Greg Miller** **CD7**
4445 River Oaks Blvd.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the installation of an ice vending machine.
- DENIED WITHOUT PREJUDICE 8/0/1**
10. **BAC-11-112** **Armstrong Camp Bowie Hildale, LLC by Winkelmann & Assoc.** **CD3**
6370 Camp Bowie Blvd.
- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the construction of new building providing one hundred and four (104) parking spaces where a minimum of one hundred and ten (110) parking spaces are required, deficient by six (6) parking spaces.
- APPROVED 9/0**
11. **BAC-11-113** **Meritage Homes by Bureau Veritas** **CD2**
9104 White Swan Pl.
- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the construction of a model home within three hundred (300) feet of an occupied residence for a period of three (3) years.
- APPROVED 9/0**
12. **BAC-11-114** **FW Vistas West LP by Bureau Veritas** **CD7**
10416 Unity Dr.
- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the construction of a model home within three hundred (300) feet of an occupied residence for a period of three (3) years.
- APPROVED 8/0/1**
13. **BAC-11-115** **Minyard Development by Horned Frog, LLC – Andy Edwards** **CD4**
1212 N. Beach St.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the installation of an ice vending machine.
- DENIED WITHOUT PREJUDICE 8/0/1**

V. **ADJOURNMENT:** **11:50 A.M.**